PUBLIC HEARING MINUTES

Tuesday, 2016 August 30

A Public Hearing (Zoning) was held in Studio 103, Shadbolt Centre for the Arts, 6450 Deer Lake Avenue, Burnaby, B.C. on Tuesday, 2016 August 30 at 7:00 p.m.

CALL TO ORDER

PRESENT: His Worship, Mayor Derek Corrigan
Councillor Pietro Calendino
Councillor Sav Dhaliwal
Councillor Dan Johnston
Councillor Colleen Jordan
Councillor Anne Kang
Councillor James Wang

ABSENT: Councillor Paul McDonell
Councillor Nick Volkow

STAFF: Mr. Lou Pelletier, Director Planning and Building
Mr. Ed Kozak Assistant Director Current Planning
Ms. Kate O'Connell, Deputy City Clerk
Ms. Nikolina Vracar, Administrative Officer

The Public Hearing was called to order at 7:01 p.m.

ZONING BYLAW AMENDMENTS

1) BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 29, 2016 – BYLAW NO. 13630

Rez. #16-03

1431 Sperling Avenue

From: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and P1 Neighbourhood Institutional District)

To: R4 Residential District

The purpose of the proposed zoning bylaw amendment is to permit development under the R4 Residential District.

The Advisory Planning Commission advised it supports the rezoning application.

No letters were received in response to the proposed rezoning application.

The following speakers appeared before Council and spoke in opposition to the proposed rezoning application:

Olga Maltseva, 6783 Napier Street, Burnaby, appeared before Council and spoke in opposition to the proposed bylaw amendment. The speaker advised her son attends the Montessori daycare currently located in the existing building, and is concerned about securing daycare for her child. Mr. Maltseva believes that the loss of the building will result in a decrease in quality of life for surrounding community members as the businesses contained in the building will be lost.

Ron Basaera, 4806 Main Street, Vancouver, appeared before Council representing the applicant. Mr. Basaera stated that the building is old and the existing daycare does not have the funds necessary to address building deficiencies required to continue daycare operations. The applicant is willing to extend the vacancy notice period for the daycare to allow them additional time to secure a new location. Mr. Basaera spoke to the financial viability of the existing retail spaces and stated that competition from nearby shopping centres has resulted in decreased demand for retail space in the building, leading to high vacancy rates.

Joel Whittemore, 6778 Grant Place, Burnaby, appeared before Council and requested clarification as to how the City determined that the proposed zoning was appropriate for the neighbourhood.

The Director Planning and Building advised the speaker of the OCP public consultation and planning processes, and confirmed that the proposed rezoning is consistent with zoning practices in the surrounding community.

Olga Maltseva, 6783 Napier Street, Burnaby, spoke for a second time, and posed questions to the developer regarding the required building upgrades/maintenance and the viability of the remaining business spaces.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #16-03, Bylaw #13630 be terminated.

CARRIED UNANIMOUSLY

2) BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 30, 2016 – BYLAW NO. 13631

Rez. #16-12

7388 Kingsway

From: CD Comprehensive Development District (based on RM5's' Multiple Family Residential District, C3 General Commercial District and the Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "Kingsway and Edmonds Street Project" prepared by IBI Group)

To: Amended CD Comprehensive Development District (based on RM5's' Multiple Family Residential District, C3 General Commercial District, P6 Regional Institutional District and the Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "Kingsway and Edmonds Street Project" prepared by IBI Group)

The purpose of the proposed zoning bylaw amendment is to permit minor façade, commercial use, residential, and parking adjustments to the approved comprehensive development zoning for the subject site.

The Advisory Planning Commission advised it supports the rezoning application.

One letter was received in opposition to the proposed rezoning application:

Teresa Louie, 7328 Arcola Street, Burnaby.

The following speaker appeared before Council seeking clarification on the proposed rezoning application:

Paul Bailey, 1803-7328 Arcola Street, Burnaby, requested clarification as to why the P6 District was not included in the original rezoning application.

The Director Planning and Building responded that there was no indication at the time when the original rezoning was considered that there was now interest in institutional use for the property.

Mr. Bailey asked if it was possible to restrict the type of business that could lease or purchase the space. The Director Planning and Building informed the speaker that any uses outlined in the P6 District would only be restricted if there were building code issues that could not be addressed.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #16-12, Bylaw # 13631 be terminated.

CARRIED UNANIMOUSLY

3) BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 31, 2016 – BYLAW NO. 13632

Rez. #16-07

3433 North Road

From: CD Comprehensive Development District (based on C3, C3a General Commercial Districts, RM5 Multiple Family Residential District and P1 Neighbourhood Institutional District)

To: Amended CD Comprehensive Development District (based on C3, C3a General Commercial Districts and Lougheed Town Centre Plan guidelines, and in accordance with the development plan entitled "Northgate Movator Enclosure" prepared by HDR|CEI Architecture Associates, Inc.)

The purpose of the proposed zoning bylaw amendment is to permit a small addition of commercial floor area generated by enclosing an existing covered building entrance area.

The Advisory Planning Commission advised it supports the rezoning application.

One letter was received in opposition to the proposed rezoning application:

Tina Brusilo, Cosmetic Manager, Shoppers Drug Mart, 104-3433 North Road, Burnaby.

The following speakers appeared before Council and spoke to the proposed zoning bylaw amendment:

Hajera Baqi, Shoppers Drug Mart, 104-3433 North Road, Burnaby, appeared before Council and shared concerns regarding the proposed rezoning application. Ms. Baqi stated that the December 2016 construction start date will negatively impact the existing businesses during the holiday season. Ms. Baqi posed questions about the ventilation of the space and a potential loss of parking from construction activities.

Peter Hirny, 590 Whiting Way, Coquitlam, appeared before Council and stated that the on-site rezoning signage was not appropriately located on the subject property. Mr. Hirny showed Council a photo on his camera of the onsite signage attached to a street light standard facing the road. The location of the sign made access to the information contained therein difficult as the light standard directly abutted the roadway.

Christa Wilcock, 1600-650 West Georgia Street, Vancouver, appeared before Council representing the property owners. Ms. Wilcock stated that construction would be after December 2016, that parking will be maintained for customers and that the ventilation of the enclosure would be provided by exhaust fans and open air circulation.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. # 16-07, Bylaw #13632 be terminated.

CARRIED UNANIMOUSLY

4) BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 32, 2016 – BYLAW NO. 13633

Rez. #15-43

3650 Gilmore Way

From: CD Comprehensive Development District (based on M8 Advanced Technology District and Discovery Place Community Plan guidelines)

To: Amended CD Comprehensive Development District (based on M8a Advanced Technology District and Discovery Place Community Plan guidelines, and in accordance with the development plan entitled “The Redstone Group 3650 Gilmore Way” prepared by Kasian Architecture Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit general business and professional office uses in an existing three-storey high technology/office building.

The Advisory Planning Commission advised it supports the rezoning application.

No letters were received in response to the proposed rezoning application.

No speakers appeared before Council in support or opposition to the proposed zoning bylaw amendment.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #15-43, Bylaw # 13633 be terminated.

CARRIED UNANIMOUSLY

5) BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 33, 2016 – BYLAW NO. 13634

Rez. #15-42

3500 Gilmore Way

From: CD Comprehensive Development District (based on M8 Advanced Technology District and Discovery Place Community Plan guidelines)

To: Amended CD Comprehensive Development District (based on M8a Advanced Technology District and Discovery Place Community Plan guidelines, and in accordance with the development plan entitled "The Redstone Group 3500 Gilmore Way" prepared by Kasian Architecture Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit general business and professional office uses in an existing three-storey high technology/office building.

The Advisory Planning Commission advised it supports the rezoning application.

No letters were received in response to the proposed rezoning application.

No speakers appeared before Council in support or opposition to the proposed zoning bylaw amendment.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #15-42, Bylaw #13634 be terminated.

CARRIED UNANIMOUSLY

6) BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 34, 2016 – BYLAW NO. 13635

Rez. #16-05

8125 North Fraser Way

From: CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, Burnaby Business Park Plan and Big Bend Development Plan as guidelines and in accordance with the development plan entitled "8125 North Fraser Way Rezoning Application" prepared by Christopher Bozyk Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the expansion of the existing light industrial facility's warehouse area in accordance with the Burnaby Business Park Concept Plan and the Council-adopted Big Bend Development Plan.

The Advisory Planning Commission advised it supports the rezoning application.

No letters were received in response to the proposed rezoning application.

No speakers appeared before Council in support or opposition to the proposed zoning bylaw amendment.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #16-05, Bylaw #13635 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

That this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 7:48 p.m.

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Derek Corrigan
MAYOR

Kate O'Connell
DEPUTY CITY CLERK